

## M E M O R A N D U M

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DATE: May 30, 2013

TO: Randy Corman, Council President  
Members of the City Council

VIA: Denis Law, Mayor

FROM: Terry Higashiyama, Community Services Administrator  
Iwen Wang, Administrative Services Administrator

STAFF CONTACT: Peter Renner, Facilities Director, Ext. 6605

SUBJECT: **June 13, 2013 Committee of the Whole Presentation:  
Highlands Library Schematic Design, Budget, and Purchase  
and Sale Agreement**

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For many years, Council has promoted the redevelopment of the Renton Highlands and provided the startup funding for planning initiatives so that redevelopment can proceed.

A strategic part of this effort involves the deliberate locating of the new KCLS Renton Highlands Library at the corner of 10<sup>th</sup> Street and Sunset Boulevard. The library is being developed in conjunction with existing long-term development initiatives by the Renton Housing Authority, which received title to the property from HUD approximately 18 months ago. The library development also involves a division of the Colpitts Development Company, which is building a five-story mixed use project adjacent to the new library and intends to construct additional complexes in the area immediately to the west and north.

While it would have been much simpler for KCLS and the City to simply buy available property somewhere on a main thoroughfare in the Highlands and construct a library, being involved with a developer and the Housing Authority leverages the money the City is spending on the library with all of the other investments in the Highlands Redevelopment Area and helps to create the critical mass that will ensure the maximum benefit in the area in the shortest time span.

We have attached the following for your review:

- A PowerPoint presentation of Highlands redevelopment that will be presented by Chip Vincent, the CED Administrator.
- Another PowerPoint presentation of the Library Schematic Design that THA, the project architect, will use for their presentation. It is the essentially the same design that was provided in a Council update about a year ago, but with additional site improvement details.
- A Schematic Design Budget with the inclusion of a separate cost estimate and an A&E fee schedule, which will be discussed by KCLS.

You have also received the Purchase and Sale Agreement from City Attorney Warren under separate cover. Our intent is to present these materials and begin discussion with you directed to the result of Schematic Design and Budget approval.

We have reserved Committee of the Whole time next Monday or the matter can be discussed during the Old Business section of the Regular Council Meeting, at your direction.

Below is the outline for the presentation

<b>Presentation</b>
Introduction
Sunset Development
Library Presentation
Schematic Design Budget
Purchase & Sale Agreement



# Sunset Area Implementation Update

Renton City Council  
June 3, 2013

RENTON  
AHEAD OF THE CURVE





# What is the Vision?

- A destination place
- Neighbors and businesses are engaged
- Walkable and inter-connected
- Feels safe and secure
- Growth preserves quality of life
- Attractive place to live and do business
- Affordable to all incomes
- Celebrates ethnic diversity





# What led to this?

Public involvement shaped the neighborhood Vision and Strategy for achieving it:

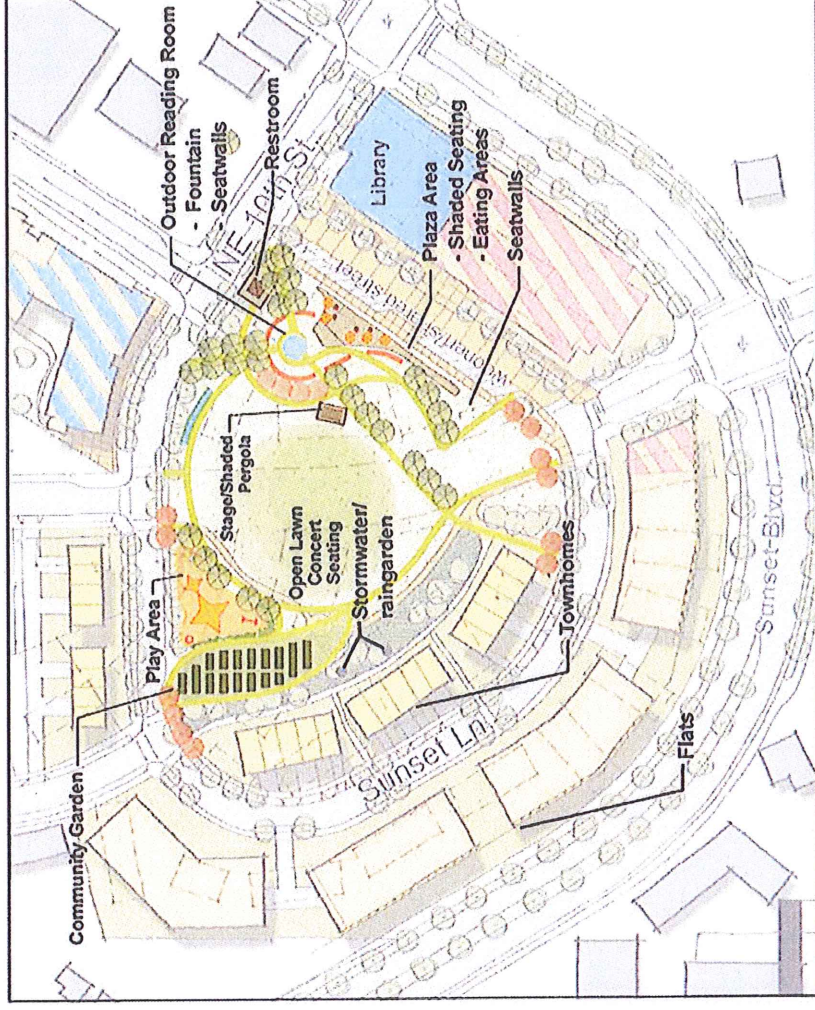
- Task Force on Land Use and Zoning in 2006
- Phase II Community Task Force in 2008
- Community Investment Strategy adopted in 2009
- 2011 Planned Action and Environmental Impact Statement Adopted





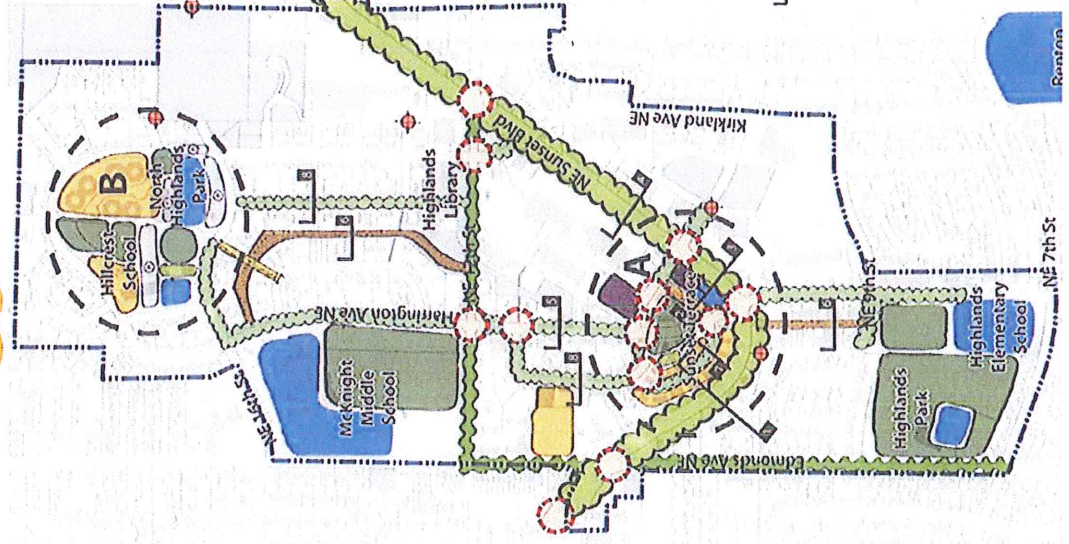
# What is the City's Doing?

- ✓ Rezone for compact development at densities from 10-80 units per acre
- ✓ Front load environmental review to streamline permitting
- ✓ Assist the Housing Authority with Sunset Terrace Redevelopment
- ✓ Create a "Third Place"
- ✓ Make public investments to spur development





# What is the Revitalization Strategy?



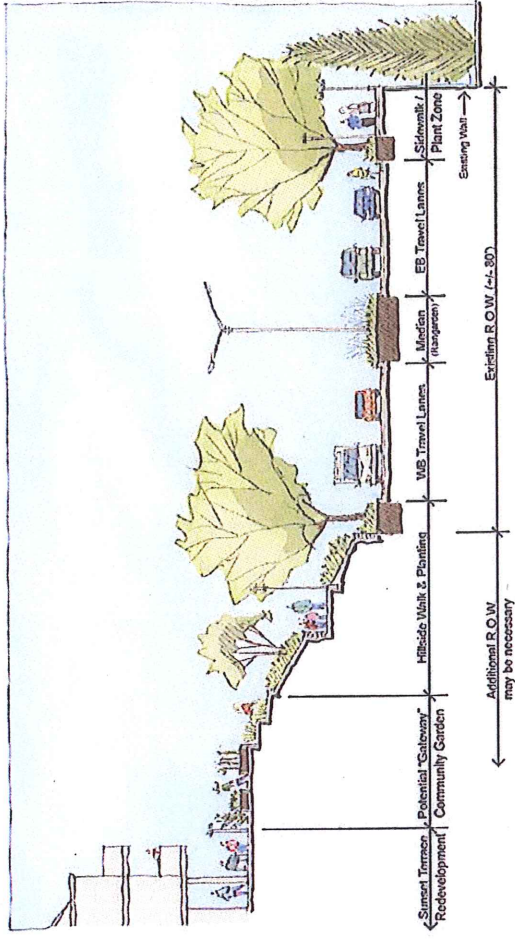
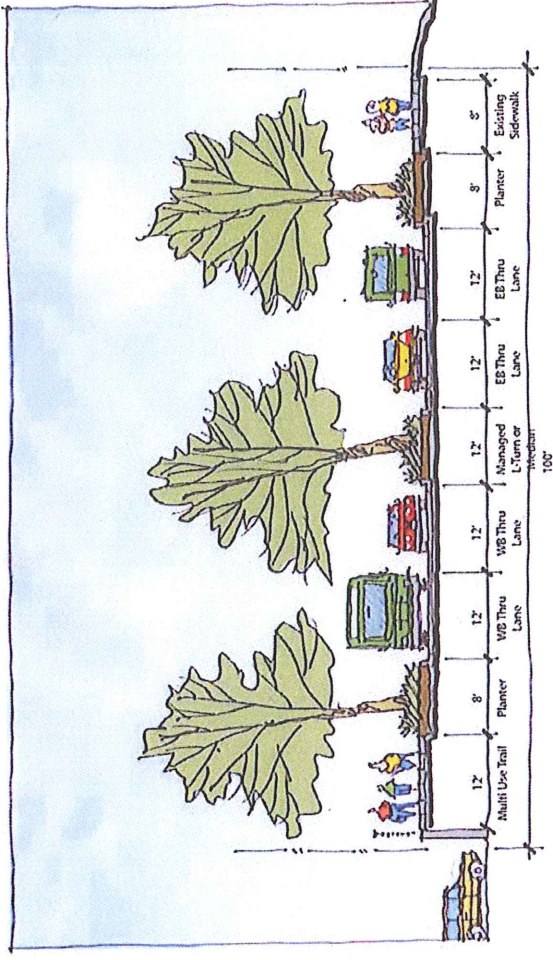
- Improving transportation choices
- Providing equitable, affordable housing
- Enhancing economic competitiveness
- Supporting the existing community
- Working with partners
- Valuing neighborhoods





# Improving Transportation Choices

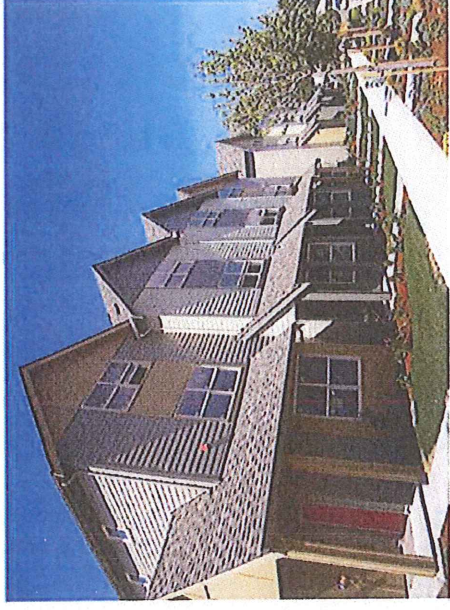
- Boulevard treatment for Sunset Boulevard
- Bike lanes and multi-use trails to accommodate bikes and pedestrians
- Green connections enhance the pedestrian experience
- \$70,000 retrofit grant to install permeable sidewalks
- \$3,000,000 grant to build pedestrian connection to the Landing





# Providing Equitable, Affordable Housing

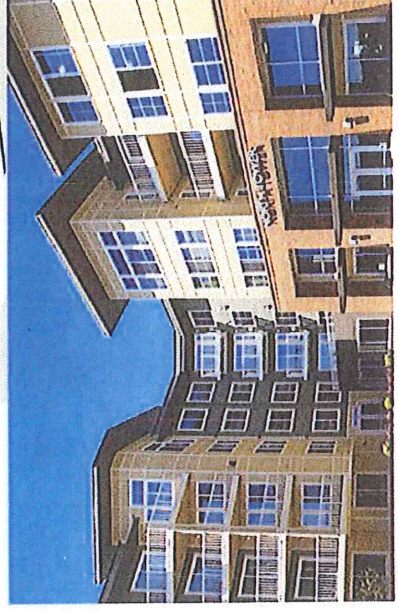
- All 100 units of Sunset Terrace public housing will be replaced
- RHA is adding up to 500 units of affordable and market-rate housing
- City has property tax exemption program and zoning incentives for affordable housing creation



schemata  
workshop

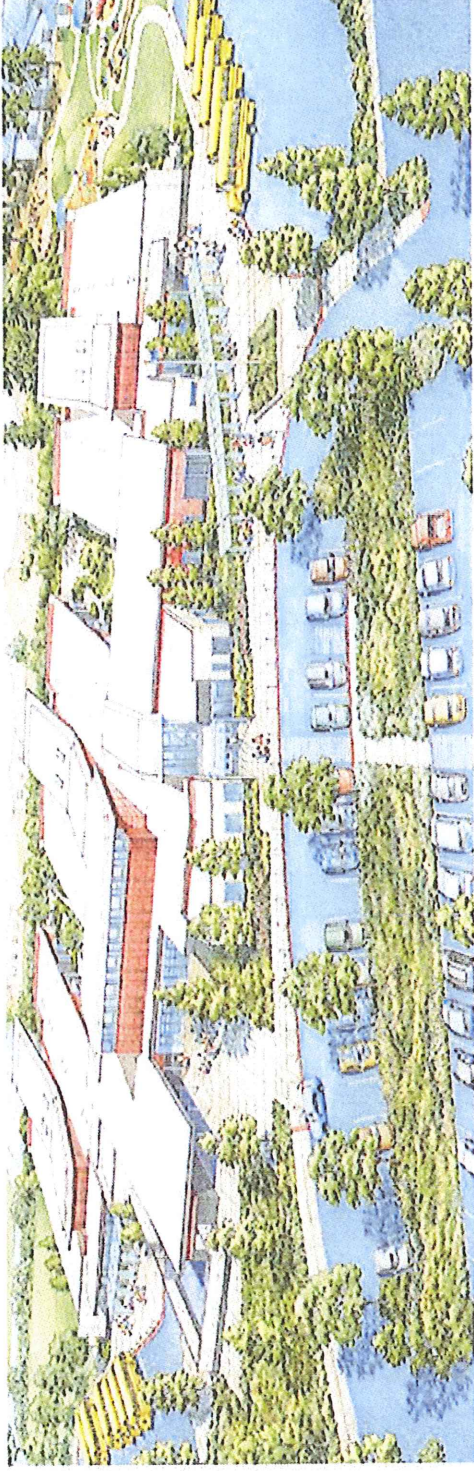


southwest perspective view





# Enhancing Economic Competitiveness



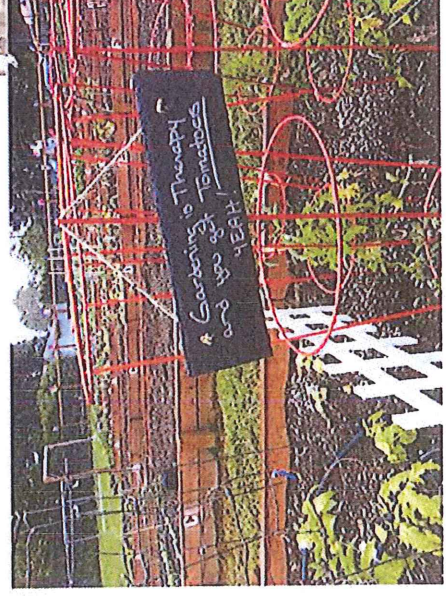
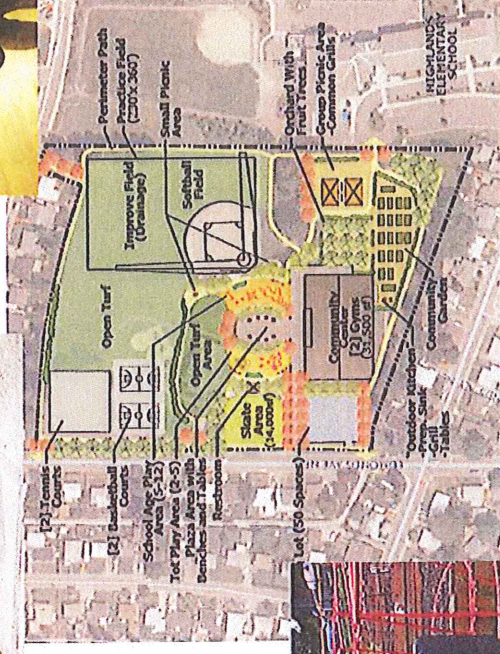
- **Sunset Area Planned Action and EIS streamlines permitting for new projects**
- **Public investments in stormwater control, complete streets, housing, civic amenities, and education support private investment**
- **Private investment brings employment and tax revenue**





# Supporting Existing Communities

- RHA provides relocation assistance for public housing residents
- City improvements to existing facilities, like parks
- Support for community gardens
- Ensuring community engagement





- We are working with limited resources and fractured property ownership
- City, Housing Authority, School District partnership is key
- Working with local, county, state, federal, and private partners
- Leveraging local, county, state, federal, and private investment

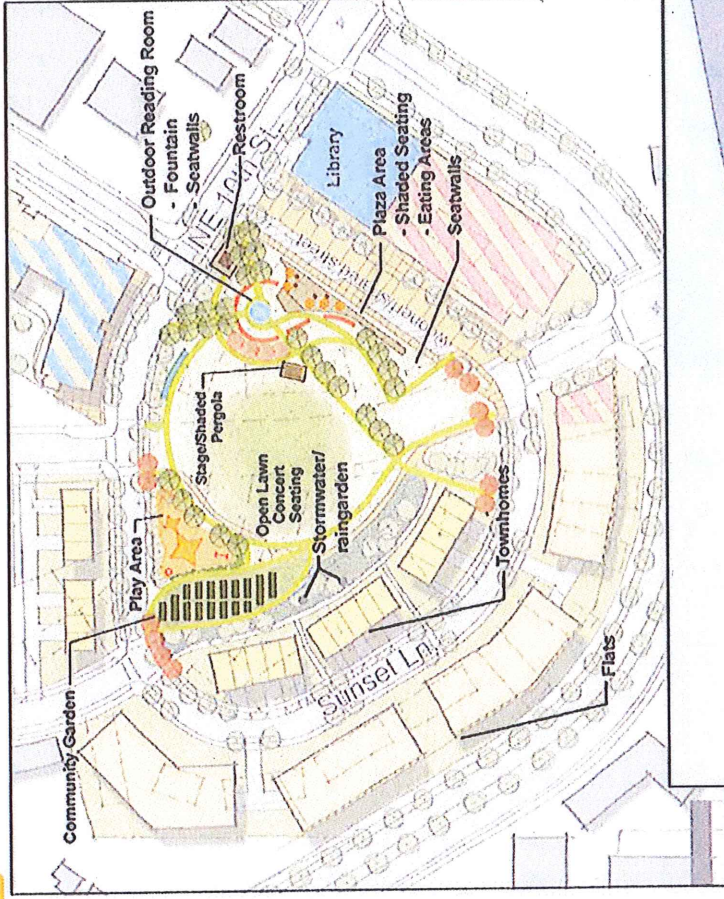
## Investing in Housing • Jobs • Education • Health • Environment • Transportation





# Valuing Neighborhoods

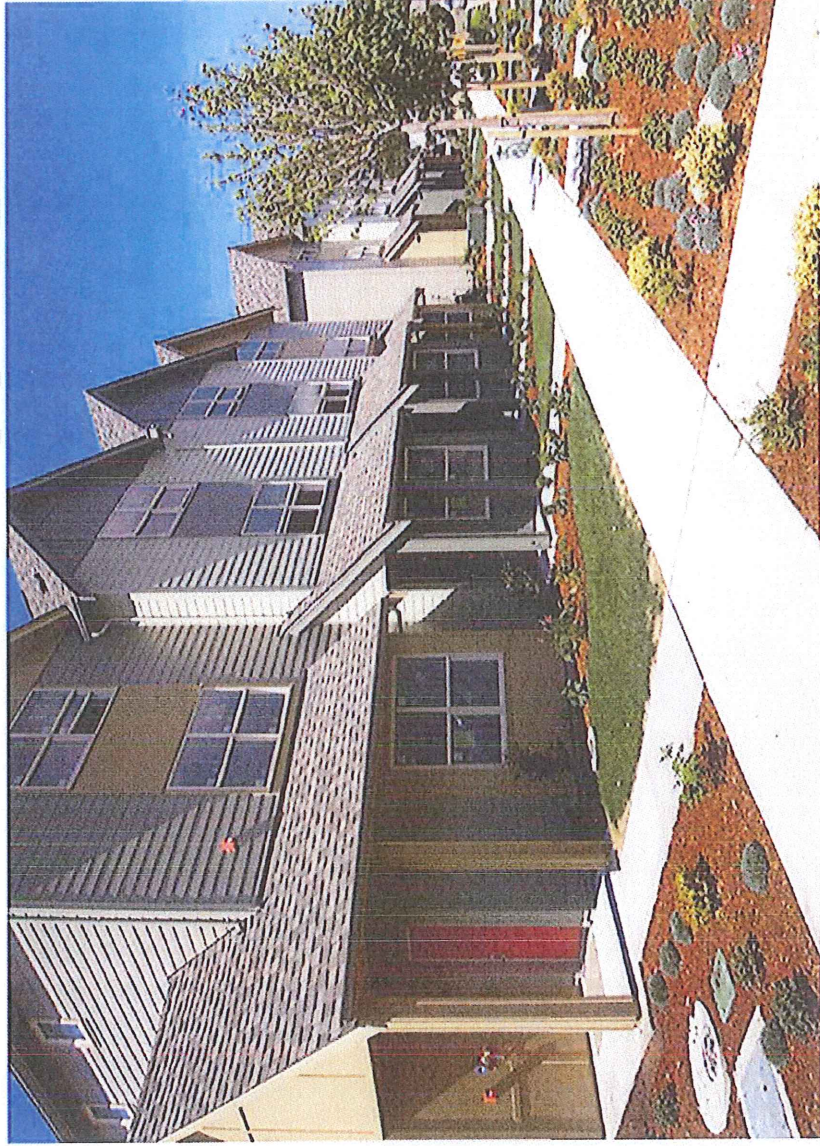
- Responsive to Community Vision
- Building the “Third Place”
  - Library
  - Neighborhood Park
  - Stormwater improvements
  - Green connection to Meadowcrest
- RHA improving services for public housing residents
- Public investments will improve quality of life





# What's been completed?

**GLENWOOD TOWNHOMES**



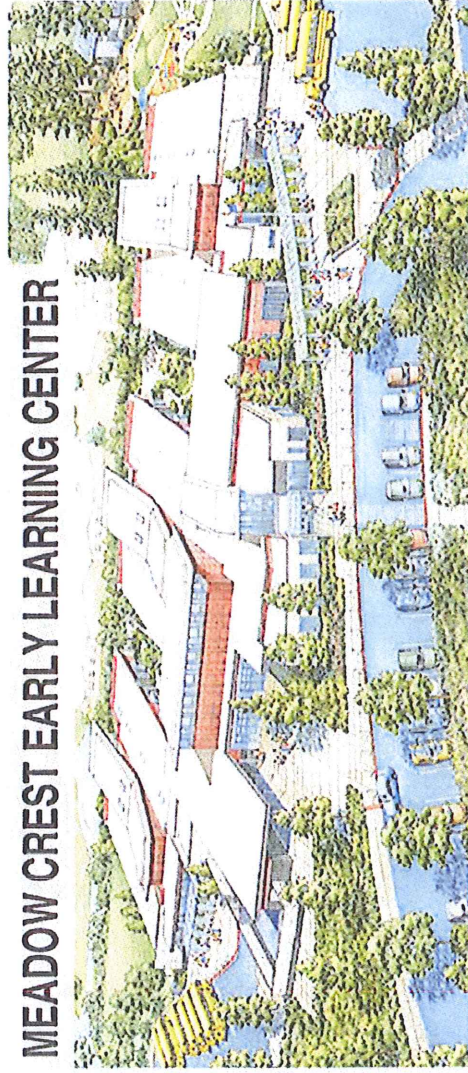
**HILLCREST COMMUNITY  
BUILDING**



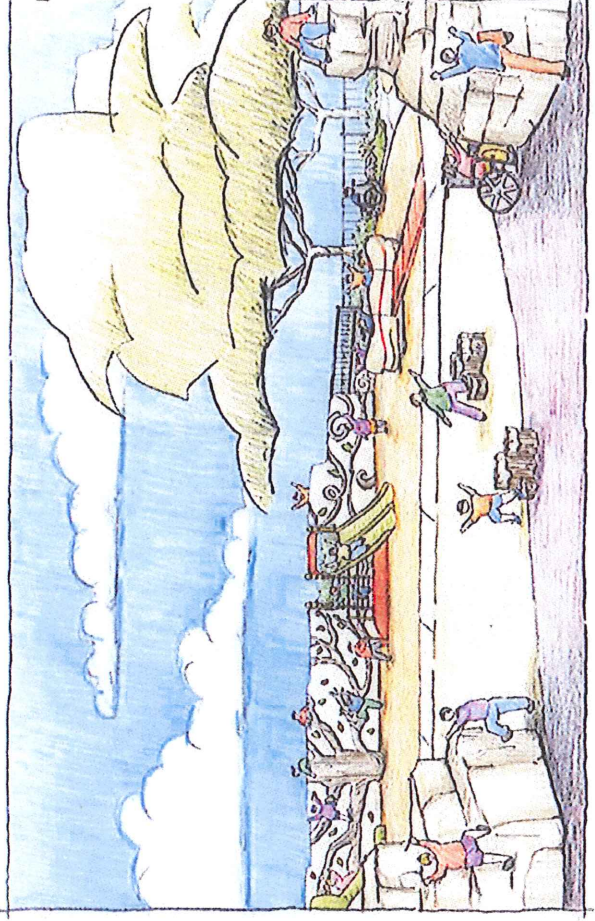


# What's under construction?

MEADOW CREST EARLY LEARNING CENTER



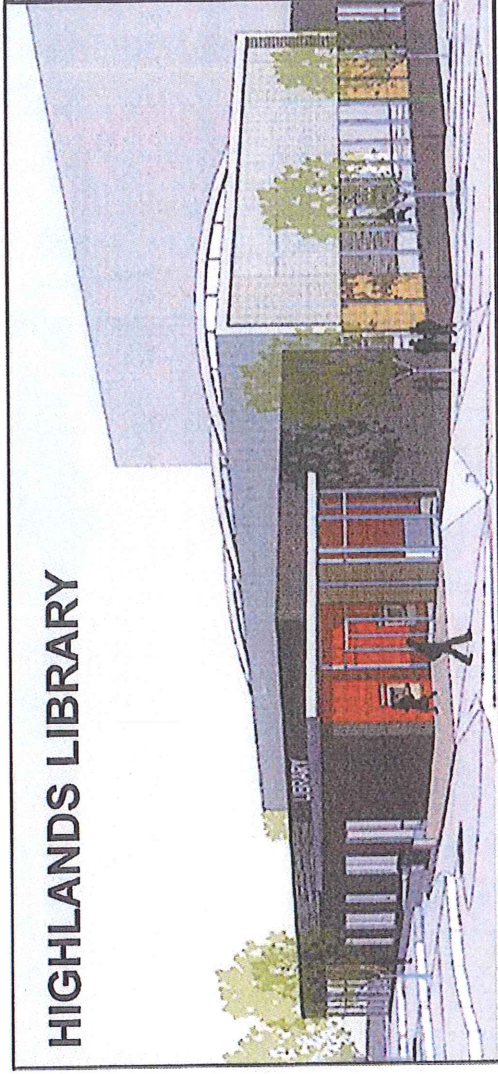
MEADOW CREST  
INCLUSIVE PLAYGROUND





# What's on the horizon?

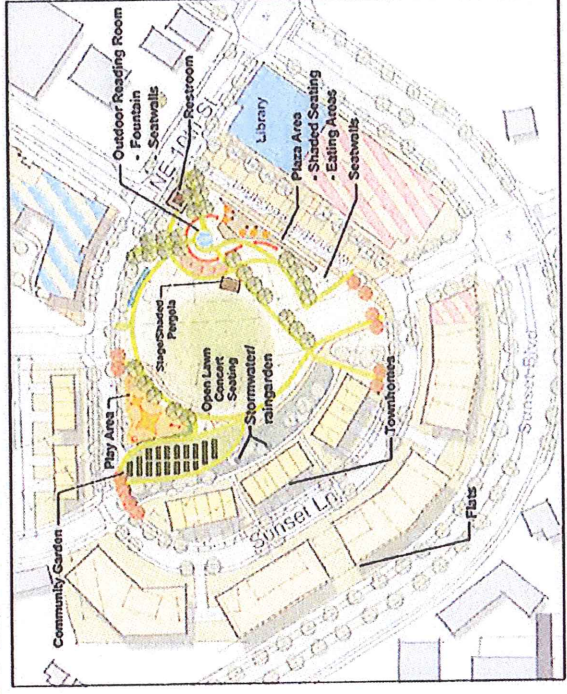
HIGHLANDS LIBRARY



KIRKLAND AVENUE TOWNHOMES



STORMWATER AND PARK PLANNING





# Conclusion

- Each investment brings us closer to full neighborhood revitalization
- City investment in the new library will change the area dramatically:
  - Cornerstone of the community's "Third Place"
  - Will change the gateway into the neighborhood
  - Will bring people into the neighborhood, instead of just passing through it



# Renton Highlands Library

## Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16538 + 15417(garage)SF	Davis Langdon - May 29 15,070SF Lib with 48 park stalls	Per Renton Highlands ILA Budget	Total Project \$	Budget Available
		B	B	B	G	B-(D+E)
60100	LAND	37,000	37,000	37,000	20,910	16,090
60200	CONSTRUCTION	7,862,795	8,090,446	7,683,204	0	7,683,204
60300	FURNITURE & EQUIPMENT	0	0	0	0	0
60400	MATERIAL	0	0	0	0	0
60500	OFFSITE DEVELOPMENT	495,000	300,000	495,000	0	495,000
60600	OWNERS COST	1,717,384	1,529,682	1,480,600	67,965	1,412,635
	<b>TOTALS 302 Budget</b>	<b>10,112,179</b>	<b>9,957,128</b>	<b>9,695,804</b>	<b>88,875</b>	<b>9,606,930</b>

10,140,804

10,112,179 9,957,128 9,695,804

variance from ILA,  
less KCLS portion

(416,375) 183,676 0

### Notes:

Acct Co. 302

Business Unit: 1937

New 15,070SF

One Storey garage with 48 stalls and elevator

Temp work on SW of bld



# Renton Highlands Library

## Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 15538 + 15417(garage)S F	Davis Langdon - May 29 15,070St Lib with 48 park stalls	Per Renton Highlands ILA Budget	Total Project \$	Budget Available
		B	B	B	G	B-(D+E)
<b>60100 LAND</b>						
60110	01001 Land Acquisition				0	0
60110	01010 Interest				0	0
60110	01100 Site Feasibility Study	25,000	25,000	25,000	8,650	16,350
60110	01200 Environmental Analysis				0	0
60110	01300 Hazardous Waste Cleanup				0	0
60110	01400 Demolition				0	0
60110	01500 Surveying	12,000	12,000	12,000	0	12,000
60110	01700 Other -Pre Design	0	0	0	12,260	(12,260)
<b>TOTAL LAND</b>		<b>37,000</b>	<b>37,000</b>	<b>37,000</b>	<b>20,910</b>	<b>16,090</b>
<b>60200 CONSTRUCTION</b>						
		6,217,000	6,397,000	6,075,000		
60210	03001 Construction Base Price	4,529,000	4,503,000	4,875,000	0	4,875,000
60210	03001 Garage and Site work	1,688,000	1,894,000	1,200,000	0	1,200,000
60210	03200 Change Orders - 10% of Construction	621,700	639,700	607,500	0	607,500
60210	03300 WSS Tax 9.5%	649,677	668,487	634,838	0	634,838
		7,488,377	7,705,187	7,317,338	0	7,317,338
60210	03400 Additional Contracts				0	0
60210	03420 Signage - Exterior Project				0	0
60210	03900 Contingency - 5%(of all of above)	374,419	385,259	365,867	0	365,867
		374,419	385,259	365,867	0	365,867
<b>TOTAL CONSTRUCTION</b>		<b>7,862,795</b>	<b>8,090,446</b>	<b>7,683,204</b>	<b>0</b>	<b>7,683,204</b>



# Renton Highlands Library

## Budget vs. Actual Review

Acct No.	Category	Davis Langdon- org 16538 + 15417(garage)\$ F	Davis Langdon - May 29 15,070ST LIB with 48 park stalls	Per Renton Highlands ILA  Budget	Total  Project \$	Budget  Available
		B	B	B	G	B-(D+E)
<b>60300 FURNITURE &amp; EQUIPMENT</b>						
60320	04100 Fixtures & Furniture	KCLS Funded	KCLS Funded	KCLS Funded	0	0
60320	04200 Shelving				0	0
60320	04200 Vode Lighting for sh				0	0
60320	04300 Office Systems				0	0
60320	04400 Wayfinding				0	0
60320	05100 Startup Supplies				0	0
60320	05200 Computer Equipmer				0	0
60320	05500 Contingency - 10%				0	0
<b>TOTAL FURNITURE AND EQUIPM</b>		0	0	0	0	0
<b>60400 MATERIALS</b>						
60460	07100 Library Materials Sto	KCLS Funded	KCLS Funded	KCLS Funded	0	0
<b>TOTAL MATERIALS</b>		0	0	0	0	0
<b>60500 OFF SITE DEVELOPMENT</b>						
60510	06100 Mitigation Payments	0	125,000	0	0	0
60510	06200 Street Improvements	0	NA in const #	0	0	0
60510	06300 Road Improvements	300,000	NA in const #	300,000	0	300,000
60510	06400 Water Main/Fire Hyd	150,000	NA in const #	150,000	0	150,000
60510	06500 Other/Sewer Conne	45,000	75,000	45,000	0	45,000
60510	06600 Misc improvements		100,000			
<b>TOTAL OFF SITE DEVELOPMENT</b>		495,000	300,000	495,000	0	495,000



# Renton Highlands Library

## Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16638 + 15417(garage)S F B	Davis Langdon - May 29 15,070SF Lib with 48 park stalls B	Per Renton Highlands ILA Budget B	Total Project \$ G	Budget Available B-(D+E)
<b>60600 OWNERS COST</b>						
60610	02100 Soils/Boring Tests	15,000	15,000	15,000	0	15,000
60610	02150 Surveying	5,000	5,000	5,000	0	5,000
60610	02200 Traffic Study	7,500	7,500	7,500	0	7,500
60610	02500 Permits & Fees	250,000	250,000	250,000	0	250,000
60610	02600 Legal Fees	2,500	2,500	2,500	9,336	(6,836)
60610	02800 Misc. Expenses				1,486	(1,486)
60610	02900 Consultant Coordination	40,000	40,000	40,000	0	40,000
60610	02910 Consultant Basic Services	485,000	540,760	485,000	0	485,000
60610	02910 Architectural Addenda Allowance		150,000		56,948	(56,948)
60610	02920 Consultant Additional	252,258	237,343	48,000	0	48,000
60610	02920 As Built Revisions	15,000		15,000	0	15,000
60610	02920 Civil Engineering	100,000		100,000	0	100,000
60610	02920 Landscape Architect	35,000		35,000	0	35,000
60610	02920 Interiors	30,000		30,000	0	30,000
60610	02920 Electric Engineer	60,000		60,000	0	60,000
60610	02920 Cost Estimator	35,000		35,000	0	35,000
60610	02920 Mechanical-Plumbing	50,000		50,000	0	50,000
60610	02920 Conceptual Site Analysis	20,000		20,000	0	20,000
60610	02920 Acoustical	10,000		10,000	0	10,000
60610	02920 Lighting	0	0	0	0	0
60610	02920 Structural	0	0	0	0	0
60610	02930 Reimbursable Expenses	41,000	34,517	30,000	194	29,806
60610	02940 Art Commission & Installation	5,000	5,000	5,000	0	5,000
60610	02940 1% of construction cost	78,000	78,000	78,000	0	78,000
60610	02980 Moving Expenses				0	0
60610	02985 Building Commission	25,000	25,000	25,000	0	25,000
60600	02990 Contingency - 10%	156,126	139,062	134,600	0	134,600
					0	
<b>TOTAL OWNER COSTS</b>		<b>1,717,384</b>	<b>1,529,682</b>	<b>1,480,600</b>	<b>67,965</b>	<b>1,412,635</b>



**Davis Langdon**  
An AECOM Company

**100% SCHEMATIC DESIGN  
COST PLAN**

for

**Renton Highlands Library  
Renton, WA**

May 30, 2013



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**BASIS OF COST PLAN**

Cost Plan Prepared From

Dated      Received

Drawings issued for

Cover Sheet		
G000, G002	05/24/13	05/26/13
Civil		
C101, C201, C301, C401	05/24/13	05/26/13
Landscaping		
LA101	05/24/13	05/26/13
Architectural		
A000, A100, A101, A102, A200, A300	05/24/13	05/26/13
Structural		
S100, S101, S102	05/24/13	05/26/13
Mechanical		
M100	05/24/13	05/26/13
Plumbing		
P100	05/24/13	05/26/13
Electrical		
E010, L000, L100	05/24/13	05/26/13
Fire Protection		
FP100	05/24/13	05/26/13

Discussions with the Project Architect and Engineers



**BASIS OF COST PLAN**

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of July 2014

A construction period of 12 months

The general contract will be competitively bid with qualified general and main subcontractors

The contractor will be required to pay prevailing wages

There are no phasing requirements, however coordination efforts with apartment contractor are required

The general contractor will have full access to the site during normal business hours

### **INCLUSIONS**

The project consists of the construction of a new 15,070 SF Library to be constructed on a slab on grade parking garage. The mechanical and electrical service rooms for the Library are located in the parking garage. A stair and elevator connect the parking garage with the library above.

Revised pricing reflects the following:

- A one storey garage below the library with 48 stalls and elevator to library.
- Temporary work on the southwest side of the building has been included.
- Final grading and streetscape and landscape finish work with irrigation is included

Services are priced separately for clarity.



## **INCLUSIONS**

### **BIDDING PROCESS - MARKET CONDITIONS**

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

**EXCLUSIONS**

Owner supplied and installed furniture, fixtures and equipment  
Loose furniture, library stack shelving and equipment except as specifically identified  
Security equipment and devices  
Audio visual equipment  
Hazardous material handling, disposal and abatement  
Window treatments  
Bookdrop conveyor system  
Book theft detection system  
Steel fire proofing  
Garage roof slab water proofing  
Exterior signage  
Parking control equipment, assumed not required  
Wheelstops  
Compression of schedule, premium or shift work, and restrictions on the contractor's working hours  
Testing and inspection fees  
Architectural, design and construction management fees  
Scope change and post contract contingencies  
Assessments, taxes, finance, legal and development charges  
Environmental impact mitigation  
Builder's risk, project wrap-up and other owner provided insurance program  
Land and easement acquisition  
Cost escalation beyond a start date of July 2014



OVERALL SUMMARY

	Gross Floor Area	\$ / SF	\$x1,000
Library	15,070 SF	298.78	4,502
<b>TOTAL Library Construction</b>	15,070 SF	298.78	4,502
Garage	14,947 SF	103.89	1,553
<b>TOTAL Garage Construction</b>	14,947 SF	103.89	1,553
Sitework	11,882 SF	28.73	341
<b>TOTAL Building &amp; Sitework Construction</b>	July 2014		6,397

\$x1,000

Alternate 1: Vegetative Roof at 2 low roof areas  
Alternate 2: VRF Heating and Cooling  
Alternate 3: Cistern and associated piping

138  
(3)  
37

Please refer to the Inclusions and Exclusions sections of this report

**LIBRARY AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Library	14,678		
SUBTOTAL, Enclosed Area		14,678	
Covered area - Canopy	783		
SUBTOTAL, Covered Area @ ½ Value		392	
<b>TOTAL GROSS FLOOR AREA</b>			<b>15,070</b>

**Control Quantities**

			Ratio to Gross Area
Gross Area	15,070	SF	1.000
Enclosed Area	14,678	SF	0.974
Covered Area	392	SF	0.026
Volume	302,056	CF	20.044
Gross Wall Area	12,052	SF	0.800
Windows or Glazing Area	26.83% 3,234	SF	0.215
Roof Area - Flat	12,442	SF	0.826
Roof Area - Sloping	2,856	SF	0.190
Roof Area - Total	15,298	SF	1.015
Roof Glazing Area	488	SF	0.032
Interior Partition Length	715	LF	0.047



**LIBRARY COMPONENT SUMMARY**

		Gross Area: 15,070 SF	
		\$/SF	\$x1,000
1. Foundations		0.00	0
2. Vertical Structure		2.04	31
3. Floor & Roof Structures		38.87	586
4. Exterior Cladding		36.91	556
5. Roofing, Waterproofing & Skylights		26.83	404
<b>Shell (1-5)</b>		104.66	1,577
6. Interior Partitions, Doors & Glazing		12.59	190
7. Floor, Wall & Ceiling Finishes		37.51	565
<b>Interiors (6-7)</b>		50.10	755
8. Function Equipment & Specialties		3.32	50
9. Stairs & Vertical Transportation		5.81	88
<b>Equipment &amp; Vertical Transportation (8-9)</b>		9.12	137
10 Plumbing Systems		8.32	125
11 Heating, Ventilating & Air Conditioning		22.03	332
12 Electric Lighting, Power & Communications		37.15	560
13 Fire Protection Systems		3.94	59
<b>Mechanical &amp; Electrical (10-13)</b>		71.45	1,077
<b>Total Building Construction (1-13)</b>		235.34	3,546
<b>TOTAL BUILDING</b>		235.34	3,546
General Conditions	11.00%	25.88	390
Contractor's Overhead & Profit or Fee	4.50%	11.75	177
<b>PLANNED CONSTRUCTION COST</b>		May 2013	272.96
Contingency for Development of Design	6.00%	16.39	247
Escalation to Start Date (July 2014)	3.26%	9.42	142
<b>RECOMMENDED BUDGET</b>		July 2014	298.78
			4,502

Item Description	Quantity	Unit	Rate	Total
<b>1. Foundations</b>				
No work required - measured with Garage				N/A
				0
<b>2. Vertical Structure</b>				
Columns and pilasters				
HSS 5x5x1/4	2,437	LB	2.30	5,605
W10x68	4,624	LB	2.30	10,635
Load Bearing walls				
8" Reinforced Concrete	36	CY	220.00	7,920
10" Reinforced Concrete	30	CY	220.00	6,600
				30,760
<b>3. Floor and Roof Structure</b>				
Suspended Floor and Roof				
3" Topping slab (radiant heat grid by mechanical)	14,678	SF	5.20	76,326
2x6" Wood framing (Skylights)	725	SF	7.90	5,728
(2) 1/2" Plywood sheathing (Skylights)	725	SF	3.00	2,175
Structural Steel				
HSS4x4x3/16 Frame (high roof)	7,362	LB	2.30	16,933
W10x19	9,567	LB	2.30	22,004
W12x22	16,016	LB	2.30	36,837
W16x31 (low)	13,036	LB	2.30	29,983
W18x40	8,000	LB	2.30	18,400
W21x44	11,000	LB	2.30	25,300
W21x44 (canopy)	9,944	LB	2.30	22,871
W24x55	4,510	LB	2.30	10,373
W33x118 (high)	9,676	LB	2.30	22,255
W33x118/W16x31 Brace frame	30,158	LB	2.30	69,363
W36x135	60,750	LB	2.30	139,725
Roof perimeter steel	6,840	LB	2.30	15,732
Connections, bracing	18,000	LB	2.30	41,400



Item Description	Quantity	Unit	Rate	Total
16 ga Type "B" 1-1/2" Deck (at light monitors)	996	SF	2.50	2,490
20 ga type "B" 1-1/2" roof Deck	12,696	SF	2.20	27,931
				<b>585,825</b>

#### 4. Exterior Cladding

Applied exterior finishes				
WD Siding System 1:	1,120	SF	26.60	29,792
WD Siding System 2:	633	SF	26.60	16,838
Wood screen system; wood -backed panel grille over 1" black ductliner	576	SF	40.00	23,040
Clay Tile Sys- 1	2,065	SF	38.50	79,503
Clay Tile Screen	144	SF	55.00	7,920
MTL Siding 1	1,765	SF	32.00	56,480
Painted/Stained concrete	537	SF	3.00	1,611
Metal sunscreen	950	SF	28.00	26,600
Insulation system between library and apartment	2,133	SF	3.00	6,399
Interior finish to exterior walls				
Metal stud framing, 2 1/2" thick	12,052	SF	2.50	30,130
Gypsum wall board, taped and sanded, 5/8" thick	12,052	SF	1.90	22,899
Paint	12,052	SF	0.70	8,436
Windows and glazing				
Metal window system 1	3,234	SF	68.00	219,912
Exterior Doors				
Fully glazed doors with aluminum frame				
Single leaf	2	EA	2,300.00	4,600
Double leaf	1	EA	4,100.00	4,100
Soffits				
Metal soffit at canopy	783	SF	23.00	18,009
				<b>556,269</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>5. Roofing, Waterproofing &amp; Skylights</u></b>				
Insulation				
with roof system				
2" Thermax insulation at garage ceiling	18,333	SF	2.18	39,966
Roofing				
RFG-1: Flat roofs- RAM and ballast	12,442	SF	18.90	235,154
MTL RFG-1 (light monitors)	2,856	SF	21.40	61,118
Metal roofing at canopy	783	SF	21.40	16,756
Roofing upstands and sheetmetal				
Edge metal (allow)	15,298	SF	0.86	13,156
Roof lights				
Monitor lights - Curtainwall	488	SF	68.00	33,184
Roof access and ventilation				
Housekeeping pads	1	LS	1,750.00	1,750
Caulking and sealants				
Allow	14,678	SF	0.22	3,229
				<b>404,314</b>

**6. Interior Partitions, Doors & Glazing**

Concrete, block or brick walls				
10" CMU wall	1,725	SF	18.00	31,050
Partition framing and cores				
Metal stud framing, 3 5/8" thick	5,427	SF	3.00	16,281
Metal stud framing, 6" thick	2,260	SF	3.50	7,910
Pipe chase wall	143	SF	8.50	1,216
Partition surfacing				
Gypsum board underlayment, 5/8" thick	9,370	SF	1.50	14,055
Water resistant gypsum board in restrooms	1,885	SF	2.10	3,959
Gypsum wall board, taped and sanded, 5/8" thick	13,489	SF	1.75	23,606



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Item Description	Quantity	Unit	Rate	Total
Sound insulation				
Fiberglass insulation	7,830	SF	0.75	5,873
Window walls and borrowed lights				
Interior glazing system with aluminum frame, including sidelights and transom	526	SF	45.00	23,670
Frameless partition system	601	SF	35.00	21,035
Interior doors, frames and hardware				
Fully glazed doors with aluminum frame				
Single leaf	4	EA	2,100.00	8,400
Double leaf	1	EA	3,800.00	3,800
Wood doors with hollow metal frame				
Single leaf	4	EA	1,800.00	7,200
Double leaf	1	EA	3,600.00	3,600
Hollow metal door and frame				
Single leaf	2	EA	1,300.00	2,600
Double leaf	3	EA	2,400.00	7,200
Extra over for relites	3	EA	55.00	165
Allow for specialty hardware	1	LS	750.00	750
Miscellaneous				
Blocking and backing	14,678	SF	0.50	7,339
				<b>189,707</b>

## 7. Floor, Wall & Ceiling Finishes

Floors				
Carpet tile	9,590	SF	5.50	52,745
Exposed polished concrete	3,090	SF	7.50	23,175
Ceramic tile	414	SF	12.00	4,968
Linoleum	363	SF	6.00	2,178
Rubber cork flooring	1,221	SF	8.00	9,768
Bases or skirting, etc.				
Ceramic tile base	145	LF	14.00	2,030
Wood base, 4" high, painted	1,494	LF	11.00	16,434
Walls				
Ceramic wall tiles in restroom, allow 9'-0" high	1,305	SF	12.00	15,660

Item Description	Quantity	Unit	Rate	Total
Wood screen system; wood -backed panel grille over 1" black ductliner	3,409	SF	35.00	119,315
Paint to gypsum board and shaft liner	10,660	SF	0.70	7,462
Paint to CMU walls	3,450	SF	1.00	3,450
<b>Ceilings</b>				
Gypsum board ceiling, painted	6,299	SF	9.50	59,841
Water resistant gypsum board ceiling in restrooms	501	SF	12.50	6,263
Extra over for curved ceiling	3,192	SF	2.50	7,980
Acoustical ceiling tile				
ACT1, 2'x2'	1,451	SF	4.50	6,530
ACT2, 2'x8	1,861	SF	9.00	16,749
Wood screen ceiling system; wood -backed panel grille over 1" black ductliner	4,566	SF	35.00	159,810
2" spray on insulation at garage ceiling	18,333	SF	2.40	43,999
Bulkheads, allow 2' high	385	LF	18.00	6,930
				<b>565,286</b>

#### 8. Function Equipment & Specialties

Protective guards, barriers and bumpers				
Wall protection and corner guards, allow per gfa	14,678	SF	0.05	734
<b>Prefabricated compartments and accessories</b>				
Toilet partitions, stainless steel				
Standard	3	EA	1,050.00	3,150
ADA compliant	2	EA	1,200.00	2,400
Toilet room accessories (toilet tissue dispenser, seat cover dispenser, sanitary napkin disposal)	6	EA	225.00	1,350
Restroom accessories (paper towel dispenser and disposal, liquid soap dispenser)	3	EA	400.00	1,200
Grab bars	3	SET	450.00	1,350
Mirrors	5	EA	150.00	750



Item Description	Quantity	Unit	Rate	Total
Shelving and millwork				
Janitors mop rack and shelf, allow	1	EA	400.00	400
Library cantilevered shelving, seismically anchored to the floor, OFOI				
6 adjustable shelves and 7 sections per unit, 21' long x 84" high	10	UNITS		N/A
Extra over for book end	40	EA		N/A
Display shelving, OFOI	15	LF		N/A
Cabinets and countertops				
Countertop, p.lam, 2'-6" deep	32	LF	95.00	3,040
Base cabinets, p.lam, 2'-6" deep	32	LF	195.00	6,240
Wall cabinets, p.lam, 1'-0" deep	10	LF	135.00	1,350
Chalkboards, insignia and graphics, etc.				
Whiteboards, allow in meeting room - OFOI	1	EA		N/A
Interior signage				
Code and direction signs	14,678	SF	0.15	2,202
Room identifications	14,678	SF	0.25	3,670
Amenities and convenience items				
Walk-off mats and frames	50	SF	45.00	2,250
Fire extinguishers and cabinets, allow 1ea per 5000sf	4	EA	250.00	1,000
Lockers, full height	5	EA	275.00	1,375
Special use equipment of all types				
Residential grade kitchen equipments - break room	1	LOC	2,500.00	2,500
Book drop return - Stainless steel	1	LS	15,000.00	15,000
Book theft detection system, excluded				N/A
				49,960

#### 9. Stairs & Vertical Transportation

Staircase flights - floor to floor				
Sandblasted and painted steel stair with bent plate risers and pan with polished concrete treads - stair 1	1	FLT	22,500.00	22,500

Item Description	Quantity	Unit	Rate	Total
Elevators				
Passenger elevator, 2 stops	1	EA	65,000.00	65,000
				<hr/> 87,500

#### 10. Plumbing Systems

Sanitary fixtures and connection piping				
Water Closet	6	EA	1,150.00	6,900
Urinal, Low Flow	1	EA	975.00	975
Sinks	7	EA	700.00	4,900
Service Sink	1	EA	1,300.00	1,300
Drinking fountain	2	EA	1,550.00	3,100
Hose bibs, allow for exterior	4	EA	750.00	3,000
Fixtures and connects - institutional				
Fixture connections	21	EA	250.00	5,250
Sanitary waste, vent and service piping				
Domestic cold water piping: 4" pipe to main	150	LF	65.00	9,750
Sanitary piping: 6" pipe to main	100	LF	70.00	7,000
Sanitary Service Connect to existing main	1	EA	1,250.00	1,250
Floor Drain including storm water piping	3	EA	1,850.00	5,550
Domestic hot & cold water including insulation	530	LF	31.00	16,430
Sanitary waste and vent piping	901	LF	45.00	40,545
Water treatment, storage and circulation				
Water Heater & ancillary devices, Electric	1	EA	4,500.00	4,500
HW recirculation Pump	1	EA	750.00	750
Subsurface drainage and sewage ejection				
Elevator Sump pump	1	EA	2,700.00	2,700
Sewage ejector pump	1	EA	7,500.00	7,500
Miscellaneous				
City connection fees, allow	1	LS	4,000.00	4,000
				<hr/> 125,400



Item Description	Quantity	Unit	Rate	Total
<b>11. Heating, Ventilation &amp; Air Conditioning</b>				
Piping, fittings, valves and insulation Condensate Drains	1	LS	11,000.00	11,000
Air handling equipment				
Fan Coil Units, including connection piping and compressor.	4	EA	6,500.00	26,000
Heat Pump, variable refrigerant flow	2	EA	22,000.00	44,000
Outdoor Air System including heat recovery	2	EA	12,000.00	24,000
VAV Box	1	EA	1,850.00	1,850
VFD	4	EA	1,300.00	5,200
Air distribution and return				
Galvanized duct work	4,000	LB	8.00	32,000
Allowance for duct insulation	2,250	SF	5.00	11,250
Allow for sound attenuation	1	LS	6,000.00	6,000
Diffusers and return air grilles				
Allow for GRD's including flex & connection	1	LS	8,000.00	8,000
Controls, instrumentation and balancing				
Radiant Floor Controls inc. zones thermostat and master control unit	1	LS	12,000.00	12,000
Allowance for BC Control units	14,678	SF	2.00	29,356
Unit heaters and coolers				
Allowance for misc unit heaters	1	LS	3,800.00	3,800
Surface heating and snow and ice removal				
Radiant Floor Slab Hot and Cold unit rate including manifolds, balancing valves, circulation pump, air bleed.	11,000	SF	7.25	79,750
1" Brazed Refrigerant heat exchanger	9	EA	1,350.00	12,150
Miscellaneous				
Allow for test and balance	14,678	SF	1.15	16,880
Allow for building commissioning assist	14,678	SF	0.60	8,807
				<b>332,043</b>

Item Description	Quantity	Unit	Rate	Total
<b>12. Electrical Lighting, Power &amp; Communication</b>				
Main service and distribution etc.				
Local Panel Boards	7	EA	3,500.00	24,500
Transformer, 208Y, 120V	1	EA	11,250.00	11,250
Switchboard, 600 A 120/208V	600	AMP	24.00	14,400
Allowance for 600A Busway	120	LF	450.00	54,000
Feeder conduit and wire	300	LF	120.00	36,000
Power Meter connection	1	LS	2,000.00	2,000
Disconnect Switches	1	LS	3,000.00	3,000
Emergency or uninterrupted power				
Emergency Lighting Power packs	1	LS	6,300.00	6,300
Remote Test Switch, Emergency Lighting	1	LS	4,000.00	4,000
Machine and equipment power				
Fan Coil connections including conduit, wire & disconnect	4	EA	1,150.00	4,600
Exhaust Fans including conduit, wire & disconnect	2	EA	2,200.00	4,400
DOAS including conduit, wire & disconnect	2	EA	4,200.00	8,400
Heat Pump, variable refrigerant flow connection	2	EA	4,200.00	8,400
VFD Connection including conduit, wire & disconnect	4	EA	1,100.00	4,400
VAV Connection including conduit, wire & disconnect	1	EA	1,100.00	1,100
Electric Water Heater	1	EA	1,650.00	1,650
Elevator	1	EA	7,000.00	7,000
Plumbing Equipment connections including wire & conduit	3	EA	1,100.00	3,300
User convenience power				
Receptacles including conduit and wire	64	EA	550.00	35,200
Allowance Floor boxes	7	EA	1,500.00	10,500
Lighting				
Lighting fixtures including conduit and wire and exit lighting	14,678	SF	12.15	178,338
Lighting and power specialties				
Lighting Controls	14,678	SF	1.50	22,017
Grounding	1	LS	12,000.00	12,000



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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Telephone and communications systems				
MDF rough-in	1	LS	8,000.00	8,000
Cable Trays	300	LF	40.00	12,000
Telephone and Data outlets including conduit & cable	60	EA	560.00	33,600
Telephone/ data passive equipment ( racks, patch panels)	1	LS	12,000.00	12,000
PA System	14,678	SF	0.60	8,807
Clocks	14,678	SF	0.30	4,403
Alarm and security systems				
FACP	1	LS	12,000.00	12,000
Fire Alarm devices including wiring & conduit	14,678	SF	0.84	12,330
Security Allowance (rough-in, back boxes etc) - OFOI	1	LS		N/A
				<hr/> 559,894

### 13. Fire Protection Systems

Fire sprinkler systems - complete				
Fire Sprinkler System	14,678	SF	4.05	59,446
				<hr/> 59,446

**GARAGE AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Garage	14,947		
SUBTOTAL, Enclosed Area		14,947	
TOTAL GROSS FLOOR AREA			14,947

**Control Quantities**

		Ratio to Gross Area
Functional Units	48 Stalls	3.211
Gross Area	14,947 SF	1.000
Volume	149,470 CF	10.000
Basement Volume	149,470 CF	10.000
Retaining Wall Area	4,900 SF	0.328



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**GARAGE COMPONENT SUMMARY**

Gross Area: 14,947 SF

	\$/SF	\$x1,000	
1. Foundations	21.18	317	
2. Vertical Structure	2.49	37	
3. Floor & Roof Structures	35.17	526	
4. Exterior Cladding	1.76	26	
5. Roofing, Waterproofing & Skylights	5.93	89	
<b>Shell (1-5)</b>	<b>66.54</b>	<b>995</b>	
6. Interior Partitions, Doors & Glazing	0.00	0	
7. Floor, Wall & Ceiling Finishes	0.13	2	
<b>Interiors (6-7)</b>	<b>0.13</b>	<b>2</b>	
8. Function Equipment & Specialties	0.28	4	
9. Stairs & Vertical Transportation	0.00	0	
<b>Equipment &amp; Vertical Transportation (8-9)</b>	<b>0.28</b>	<b>4</b>	
10. Plumbing Systems	1.08	16	
11. Heating, Ventilating & Air Conditioning	3.34	50	
12. Electric Lighting, Power & Communications	6.39	95	
13. Fire Protection Systems	4.05	61	
<b>Mechanical &amp; Electrical (10-13)</b>	<b>14.85</b>	<b>222</b>	
<b>Total Building Construction (1-13)</b>	<b>81.81</b>	<b>1,223</b>	
<b>TOTAL BUILDING</b>	<b>81.81</b>	<b>1,223</b>	
General Conditions	11.00%	9.03	135
Contractor's Overhead & Profit or Fee	4.50%	4.08	61
<b>PLANNED CONSTRUCTION COST</b>	<b>May 2013</b>	<b>94.92</b>	<b>1,419</b>
Contingency for Development of Design	6.00%	5.69	85
Escalation to Start Date (July 2014)	3.26%	3.28	49
<b>RECOMMENDED BUDGET</b>	<b>July 2014</b>	<b>103.89</b>	<b>1,553</b>

Item Description	Quantity	Unit	Rate	Total
<b>1. Foundations</b>				
Excavation				
Mass excavation and haul building footprint	4,815	CY	23.00	110,745
Mass excavation and haul temporary layback (garage access)	1,760	CY	23.00	40,480
Temporary soldier pile and timber lagging shoring	3,520	SF	10.10	35,552
Backfill, at soldier pile	196	CY	28.00	5,476
Reinforced concrete including excavation				
Reinforced concrete continuous footings				
Excavate for continuous footings	100	CY	24.00	2,400
Backfill, assume imported fill	774	CY	36.00	27,864
Disposal of excavated material off-site within 8 miles, assumed a 33% swell	133	CY	16.50	2,195
Fine grade bottom of footing	1,620	SF	0.70	1,134
Formwork to foundations - sides	1,080	SF	7.80	8,424
Reinforcing steel in foundations, allow 115#/CY	7,590	LB	1.10	8,349
Concrete, 4,000 psi	66	CY	225.00	14,850
Finish to top of footing	1,620	SF	1.20	1,944
Reinforced concrete spread footings				
Excavate for spread footings	74	CY	24.00	1,776
Backfill, assume imported fill	27	CY	36.00	972
Disposal of excavated material off-site within 8 miles, assumed a 33% swell	99	CY	16.50	1,634
Fine grade bottom of footing	578	SF	0.70	405
Formwork to foundations - sides	716	SF	7.80	5,585
Reinforcing steel in foundations, allow 100#/CY	4,700	LB	1.10	5,170
Concrete, 4,000 psi	47	CY	240.00	11,280
Finish to top of footing	578	SF	1.20	694
Grade beams and tie ins, Allow	1	LS	15,000.00	15,000
Subsurface drainage				
Perimeter drain pipe and rock	613	LF	24.00	14,712
				<b>316,639</b>



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Item Description	Quantity	Unit	Rate	Total
<b>2. Vertical Structure</b>				
Garage structural columns (lvl 2)				
Includes formwork, reinforcing, bases and concrete (12"x18"x10')	9	CY	220.00	1,980
Garage walls Lvl 2	151	CY	220.00	33,220
Exterior concrete walls -10" thick	9	CY	220.00	2,029
Exterior concrete driveway walls -10" thick				
				<b>37,229</b>

### **3. Floor and Roof Structure**

Floor on grade				
Reinforced concrete slab on grade	14,947	SF	0.25	3,737
Fine grade	248	CY	175.00	43,400
Concrete, 4,000 psi	277	CY	24.00	6,648
Crushed rock base, 6"	14,947	SF	0.10	1,495
Compaction to rock base	2,093	LF	6.00	12,558
Edge forms	22,421	LB	0.87	19,506
Reinforcing steel, allow 1.5#/SF	14,947	SF	0.65	9,716
Finish, cure and protect	1,046	LF	1.25	1,308
Shrinkage joint				
Suspended floors	84	CY	280.00	23,520
42" x 14 1/2" post - tensioned beam	14,947	SF	21.55	322,108
Post Tensioned Roof deck - Lvl 1	2	CY	260.00	520
6" Step at ADA	14,947	SF	2.12	31,688
Extra Over -Block outs, sleeving	4,900	SF	10.10	49,490
Extra/Over - Shoring underside of deck				
				<b>525,692</b>

### **4. Exterior Cladding**

Exterior doors, frames and hardware				
Motorized overhead coiling door, 20' wide x 6'-6" high	2	EA	12,500.00	25,000

Item Description	Quantity	Unit	Rate	Total
Hollow metal door and frame, painted, including hardware - single leaf	1	EA	1,300.00	1,300
				<hr/> 26,300

#### 5. Roofing, Waterproofing & Skylights

Waterproofing slabs				
Waterproofing to slab on grade	14,947	SF	3.30	49,325
Waterproofing walls below grade				
Waterproofing garage retaining walls	4,900	SF	3.30	16,170
Caulking and sealants				
Fire caulking	14,947	SF	0.35	5,231
Caulking and sealing	14,947	SF	1.20	17,936
				<hr/> 88,663

#### 6. Interior Partitions, Doors & Glazing

No work required				N/A
				<hr/> 0

#### 7. Floor, Wall & Ceiling Finishes

Floors				
Parking stall striping, 4" wide	48	EA	16.00	768
4" wide white striping painted on concrete	191	LF	0.75	143
Extra over for ADA markings and signage	1	LS	500.00	500
Traffic directional markings	1	LS	250.00	250
Pedestrian warning strip	1	LS	350.00	350
				<hr/> 2,011



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Item Description	Quantity	Unit	Rate	Total
<b><u>8. Function Equipment &amp; Specialties</u></b>				
Chalkboards, insignia and graphics, etc. Signage, allow	1	LS	1,500.00	1,500
Amenities and convenience items Fire extinguishers and cabinets, allow 1ea per 5000sf	5	EA	250.00	1,250
Bollards and garage conveniences	1	LS	1,500.00	1,500
				<hr/> 4,250
<b><u>9. Stairs &amp; Vertical Transportation</u></b>				
No work required				N/A
				<hr/> 0
<b><u>10. Plumbing Systems</u></b>				
Sanitary fixtures and connection piping Hose bibbs	2	EA	550.00	1,100
6' x 3' Sand and oil separator and drainage	1	LS	15,000.00	15,000
				<hr/> 16,100
<b><u>11. Heating, Ventilation &amp; Air Conditioning</u></b>				
240" x 26" intake louver	43	SF	78.00	3,380
6' x 2' garage exhaust plenum with acoustic lining and roof rain cap	1	EA	40,500.00	40,500
Carbon monoxide sensors	4	EA	1,500.00	6,000
				<hr/> 49,880

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>12. Electrical Lighting, Power &amp; Communication</u></b>				
Machine and equipment power				
Motorized overhead door connection	2	EA	1,100.00	2,200
User convenience power				
Receptacles including conduit and wire	4	EA	400.00	1,600
Lighting				
Lighting fixtures including conduit, wire, switching	14,947	SF	6.00	89,682
Alarm and security systems				
Garage door controls	1	LS	2,000.00	2,000
				<hr/> 95,482

**13. Fire Protection Systems**

Fire sprinkler systems - complete				
Fire Sprinkler System: assume dry-pipe	14,947	SF	4.05	60,535
				<hr/> 60,535

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**SITework AREAS & CONTROL QUANTITIES**

Areas	SF	SF	SF
Sitework Area	11,882		
SUBTOTAL, Enclosed Area		11,882	
TOTAL GROSS SITE AREA			11,882



**SITework COMPONENT SUMMARY**

		Gross Area:	11,882 SF	
			\$/SF	\$x1,000
14 Site Preparation & Demolition			1.63	19
15 Site Paving, Structures & Landscaping			10.94	130
16 Utilities on Site			10.01	119
<b>TOTAL BUILDING &amp; SITE (1-16)</b>			<b>22.58</b>	<b>268</b>
General Conditions	11.00%		2.52	30
Contractor's Overhead & Profit or Fee	4.50%		1.09	13
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2013</b>	<b>26.20</b>	<b>311</b>
Contingency for Development of Design	6.00%		1.60	19
Escalation to Start Date (July 2014)	3.26%		0.93	11
<b>RECOMMENDED BUDGET</b>		<b>July 2014</b>	<b>28.73</b>	<b>341</b>

Item Description	Quantity	Unit	Rate	Total
<b>14. Site Preparation &amp; Building Demolition</b>				
Site clearing and grading				
Strip and remove asphalt and concrete paving	541	SF	8.00	4,330
Prep existing driveway for repaving	150	SF	12.00	1,800
Protect existing adjacent surfaces	1	LS	6,000.00	6,000
Contouring and final grading for sidewalks and parking curbs	6,402	SF	0.70	4,481
Contouring and final grading for (temporary layback) garage entry	5,480	SF	0.50	2,740
				<b>19,351</b>

**15. Site Paving, Structures & Landscaping**

Vehicular paving and curbs				
Temporary asphalt paving for access to garage - by Colpitts	3,960	SF		N/A
Temporary concrete retaining wall at parking entrance - by Colpitts	320	SF		N/A
6" concrete curb and gutter	380	LF	22.00	8,360
Miscellaneous patch and repair of existing asphalt paving	1	LS	2,500.00	2,500
Pedestrian paving				
Standard concrete path, 4' wide	159	SF	8.00	1,272
Standard concrete paving, 5'x5'	379	SF	8.00	3,032
Concrete sidewalk	1,062	SF	12.00	12,744
ADA ramp	2	EA	500.00	1,000
Pedestrian walkway; pavers to match and align with plaza	895	SF	18.00	16,110
Plaza paving; sand set pavers over 8" deep compacted crushed rock	986	SF	3.00	2,958
Miscellaneous paving, not shown	1	LS	10,000.00	10,000
Miscellaneous work, not shown	1	LS	20,000.00	20,000
Structures and water features, etc.				
Block out Depression and forming to drain-Stormwater planter	120	SF	8.00	960
Concrete wall 4' high typical w/footing	10	CY	260.00	2,600
Extra over for natural smooth finish with exposed ties 24" o.c	230	SF	5.25	1,208

Item Description	Quantity	Unit	Rate	Total
Waterproofing slabs				
Waterproof stormwater planter slab	120	SF	3.00	360
Waterproofing walls below grade				
Waterproof stormwater planter walls	552	SF	3.00	1,656
Landscape planting and maintenance				
Soil preparation including imported topsoil mix	3,470	SF	1.75	6,073
Stormwater planter	120	SF	15.00	1,800
Extra over for drainage backfill	120	SF	2.60	312
Trees	5	EA	1,500.00	7,500
Tree grates	5	EA	750.00	3,750
Lawn	2,010	SF	1.50	3,015
Shrubs and ground cover	1,340	SF	8.00	10,720
Irrigation				
Drip irrigation to trees	5	EA	150.00	750
Irrigation for shrubs and ground cover	1,340	SF	2.25	3,015
Irrigation for lawn	2,010	SF	2.25	4,523
Fencing and miscellaneous accessories				
Bicycle racks, stainless steel	2	EA	280.00	560
Trash receptacles, stainless steel	1	LS	750.00	750
Bollards, stainless steel	1	LS	2,500.00	2,500
				<b>130,027</b>

#### 16. Utilities on Site

Main Service Feeds				
Domestic water main, 2"	40	LF	85.00	3,400
Domestic water main, 12"	260	LF	145.00	37,700
Sanitary Waste main, 6"	55	LF	110.00	6,050
Storm Drain main	150	LF	100.00	15,000
Fire water main, 4"	40	LF	100.00	4,000
Allowance for utility structures	1	LS	7,000.00	7,000
Allowance for New service connections	1	LS	10,000.00	10,000
Surface water drainage				
Area drain	1	LS	8,000.00	8,000
Drain Pipe work	70	LF	40.00	2,800
Stormwater detention	1	LS	20,000.00	20,000



Renton Highlands Library  
Sitework  
Renton, WA

100% Schematic Design Cost Plan  
May 30, 2013  
603-00730.210

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Fire fighting pipes and accessories Fire Hydrant	2	EA	2,500.00	5,000
				118,950

	Quantity	Unit	Rate	Total
<b><u>Alternate 1: Vegetative Roof at 2 low roof areas</u></b>				
Deduct				
RFG-1: Flat roofs- RAM and ballast	(6,732)	SF	18.90	(127,235)
Add				
VEG RFG-1 (low roofs)	6,732	SF	35.00	235,620
Markups	26.97	%	108,385.20	29,227
				<b>137,612</b>

**Alternate 2: VRF Heating and Cooling**

Deduct				
Radiant Floor	(1)	LS	79,750.00	(79,750)
Radiant Floor Controls	(1)	LS	12,000.00	(12,000)
Add				
Additional Fan Coil Units, incl. connection piping and cmpr.	6	EA	6,500.00	39,000
Additional Heat Pump, variable refrigerant flow	1	EA	14,000.00	14,000
Additional galvanized duct work & GRDs	2,400	LB	8.25	19,800
Added sound attenuation	1	LS	8,500.00	8,500
Added controls devices & conductor	1	LS	1,750.00	1,750
Added electrical connections	1	LS	6,300.00	6,300
Markups	26.97	%	(2,400.00)	(647)
				<b>(3,047)</b>

**Alternate 3: Cistern and associated piping**

Add				
2,500 gal Cistern and associated piping for rainwater capture	1	LS	28,750.00	28,750
Markups	26.97	%	28,750.00	7,753
				<b>36,503</b>

Firm	Discipline	Schematic Design	Design Development	Construction Documents	Bid & Negotiation	Construction Administration	Project Closeout / Warranty	Fee Totals	Expenses
	Duration	4 mo.	4 mo.	4 mo.	2 mo.	12 mo.	12 mo.		
	Progress Percentages	18%	22%	30%	2%	25%	3%		
	Basic Services								
THA	Architect	\$49,360	\$56,335	\$68,164	\$4,942	\$59,754	\$8,399	\$246,953	\$23,517
PCS	Structural Engineer	\$8,341	\$10,194	\$13,901	\$927	\$11,584	\$1,390	\$46,337	
WSP F+K	M/E/P	\$12,850	\$19,700	\$35,520	\$1,970	\$26,650	\$1,970	\$98,660	
	Subtotal	\$70,551	\$86,229	\$117,585	\$7,839	\$97,988	\$11,759	\$391,950	\$23,517
	Additional Consultants							\$391,950	
DLA	Cost Consultant	\$8,113	\$7,211	\$8,113	\$0	\$0	\$0	\$23,437	
SC	Landscape								
CPL	Civil (site grading review)	\$3,350	\$1,115	\$1,535				\$6,000	
WEP F&K	IT	\$3,525	\$5,200	\$11,220	\$1,500	\$5,500		\$26,945	
Sparling	Acoustical	\$2,200	\$6,300	\$8,200	\$500	\$3,100	\$850	\$21,150	
THA	Interiors	\$1,400	\$6,000	\$6,000	\$0	\$1,500	\$1,000	\$15,900	
THA	Furnishings	\$2,100	\$10,000	\$6,000	\$0	\$4,000	\$1,000	\$23,100	
Biella	Lighting	\$3,500	\$9,000	\$3,000	\$0	\$3,250	\$0	\$18,750	
tbd	CFD Modeling								
tbd	Energy LCCA								
	Subtotal	\$24,188	\$44,826	\$44,068	\$2,000	\$17,350	\$2,850	\$135,282	\$0
	Consultant Markup	\$2,419	\$4,483	\$4,407	\$200	\$1,735	\$285	\$13,528	
	Total Fee	\$97,158	\$135,538	\$166,060	\$10,039	\$117,073	\$14,894	\$540,760	\$23,517

Total fee before mark ups  
Consultant Mark up %  
Consultant Mark up  
Total Fee  
Reimbursables Total

\$527,232  
10%  
\$13,528  
\$540,760  
\$23,517



ADDITIONAL SERVICES REQUEST MEMO

Date: May 30, 2013 Project: KCLS Renton Highlands Library  
 To: Greg Smith Project No.: THA #1103  
 From: Jane M. Barker Request No.: 003 (rev. 1)  
 cc: David Pex, T-H-A Request Name: Parking Garage / ROW Improv.

Work shall proceed on the following upon approval of the additional service fees and expenses as noted below.

Reason for request: Scope modification for inclusion of design and documentation for a 1-level parking garage under proposed library; roadway and utility improvements for Sunset Lane and NE 10<sup>th</sup> Avenue; right-of-way improvements and coordination with adjacent property development for garage access for Basic Service and Additional Consultants.

Proposed Fee Lump Sum ☒ Hourly ☐ Hourly not to exceed ☐

PHASE:		SD	DD	CD	Bid	CA	CO + RD	Total
<b>Architect:</b>								
T-H-A		\$21,208	\$14,194	\$39,915	\$2,187	\$28,511	\$3,279	\$109,294
<b>Consultants:</b>								
PCS	Structural	\$2,800	\$2,800	\$4,500	\$300	\$3,600	\$400	\$14,400
WSPF&K	M / P / E	\$2,452	\$2,044	\$4,905	\$272	\$3,543	\$409	\$13,625
CPL	Civil	\$3,992	\$6,141	\$11,055	\$614	\$7,984	\$3,921	\$33,707
Berger Partnership	Landscape	\$0	\$5,650	\$12,500	\$500	\$2,200	\$0	\$20,850
Biella	Lighting	\$0	\$875	\$750	\$0	\$375	\$0	\$2,000
Street Improvement	Civil	\$3,600	\$3,000	\$7,200	\$400	\$5,200	\$600	\$20,000
Stormwater	Civil	\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000
SWPPP	Civil	\$0	\$0	\$2,000	\$0	\$0	\$0	\$2,000
Davis Langdon	Cost	\$3,000	\$1,089	\$737	\$0	\$0	\$0	\$4,826
Consultant Subtotal:		\$15,844	\$26,599	\$43,647	\$2,086	\$22,902	\$5,330	\$116,408
T-H-A Multiplier (%)		\$1,584	\$2,660	\$4,365	\$209	\$2,290	\$533	\$11,641
Consultant Subtotal w/T-H-A %		\$17,428	\$29,259	\$48,012	\$2,295	\$25,192	\$5,863	\$128,049
<b>GRAND TOTAL</b>		<b>\$38,636</b>	<b>\$43,453</b>	<b>\$87,927</b>	<b>\$4,482</b>	<b>\$53,703</b>	<b>\$9,142</b>	<b>\$237,343</b>

Schedule impact if any: none

Reimbursables: ☐ are included in the approved amount  
☒ are not included in the approved amount, with an allowance of:

Per established  
allowances  
\$11,000.00

We will proceed with this work upon receipt of a signed copy of this request.

Approved by: \_\_\_\_\_  
 Title

Date

Attachment(s) ☒ yes (#:) ☐ no  
 cc: File